

Coal & Allied

NORTHERN ESTATES

MINMI - LINK ROAD

APPENDIX B ■ CONCEPT PLAN DESIGN GUIDELINES

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Introduction

Appendix B:

Provides information on the public spaces design strategy and desired character.

The structure of this document is as follows:

Chapter B.1

Includes information on access and movement strategy, park and open spaces character, road hierarchy and road typology, and public domain guidelines.

The Public Domain Guidelines seek to consolidate the landscape character identified in the concept plan. They aim to reinforce the dominant qualities of each landscape by the use of appropriate scale, thematic treatment, planting palette and materiality.

Chapter B.2

Provides detailed design guidelines for the Minmi East Precinct, which is to form Stage 1 of future development. The design guidelines have been developed having consideration to the unique characteristics of the precinct. The guidelines provide indicative controls for general lot typologies, building height, site coverage, setbacks and private open space and landscaping.



B.1 Public Domain Guidelines

B.1.1 Access and Movement

The Conceptual Access and Movement Plan on the opposite page illustrates the key components of the pedestrian, cycle and vehicle networks associated with the proposed development. These are summarised as follows:

- Minmi Boulevard is to encourage traffic through the village centre. Woodford Street (between the Link Road and Minmi Boulevard) will become a collector road;
- Minmi Road in Minmi East area will transition from a local access road to dynamic Minmi High Street; which will support the activity on the main road and will act as the link between the existing suburbs to the east and new township;
- The road hierarchy promotes Minmi Boulevard as the main entrance to the development from Link Road, and as the main connection with the existing suburbs to the east and the south;
- Secondary roads form a grid network, which has been developed in response to the existing topography and proposed built form density;
- Perimeter roads will often act as asset protection zones;
- Proposed road hierarchy utilises the existing road network to provide access to the development- Newcastle Link Road (east – west), Minmi Road (north south and top east corner) and Woodford Street linking the existing Minmi township and new development with the surrounding area;
- The street layout has been designed to provide safe walking routes and bicycle routes that link the site with the Blue Gum Hills Regional Park, neighbourhood parks and creeks;
- There will be a permeable street pattern of through roads;
- Footpaths are to be provided on one or both verges on all streets;
- Cycle ways are to be provided on-street or shared paths;
- Heritage walk along the former rail line will provide pedestrian access from the Tank Paddock area to the new township through to Workshop Park in the west and Blue Gum Hills Regional Park in the east;
- Parallel street side parking will occur on all streets;
- The Minmi Boulevard, High Street and the Collector Road in the Link Road South Precinct will be lit for good visibility at night;
- Bio-retention swales will be provided on some streets (where gradients permit) to clean and filter stormwater.

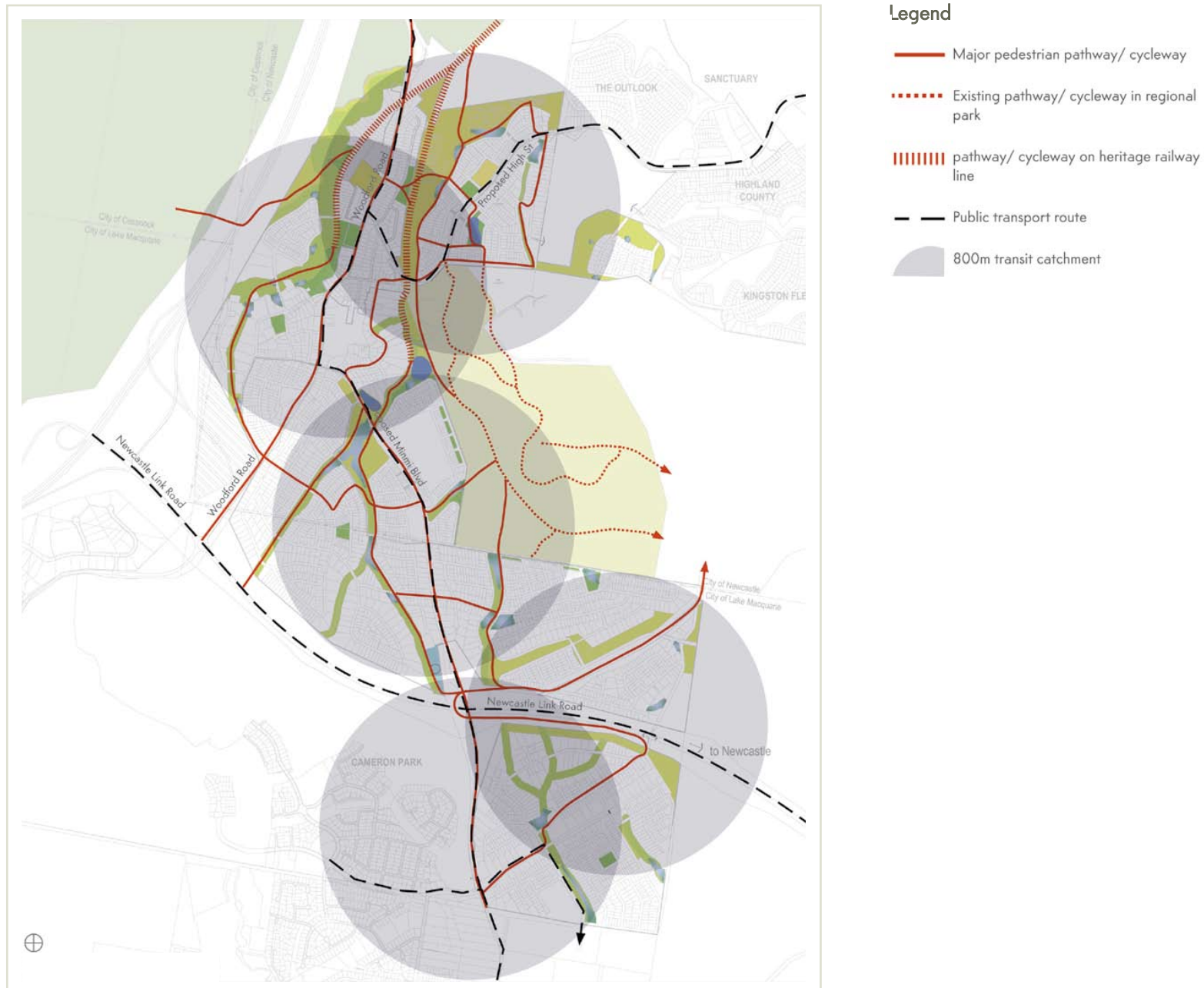


Figure B.1.1. Conceptual Access & Movement

B.1.2. Parks and Open Spaces

Sustainability

- Employ Water Sensitive Urban Design techniques to maximise natural site hydrology and ensure high water quality of stormwater with no excessive export of sediments and nutrients;
- Ensure Water Sensitive Urban Design principles are integrated into the landscape and are sympathetic to the existing landscape character;
- Ensure water sensitive urban design principles are incorporated into development wherever possible;
- Utilise permeable pavements wherever possible.

Heritage

- Uphold and preserve cultural integrity of important historical items. such as Garden House Park (refer page 6);
- Important historical elements to be incorporated into the landscape and effectively interpreted in an interesting and engaging way;
- Incorporate and interpret heritage items and places of significance into passive open space.

Parks and Open Spaces Guidelines

- Provide open space facilities for residents within a 400m radius eg childrens playground, shelter, seating;
- Park design to reflect built character and landscape character;
- Provide a range of different sized open space areas to cater for varying recreation needs and ages including playing fields, exercise spaces, children's play equipment and informal play areas;
- Encourage community interaction and ownership by creating desirable gathering spaces, and providing a full range of activities including passive and active recreation;
- Increase environmental value by the use of planting and landscape treatments that promote biodiversity and native fauna habitat;
- Biodiversity connectivity;
- Integrate and conserve an interconnected network of waterways that allows for ecological, aesthetic and recreational values while meeting the requirements of stormwater drainage design;
- Ensure low impact on sensitive ecological communities;
- Retain and enhance existing rural landscape character;
- Provide landscape plantings which frame views, create shade and give interesting and varied experiences to pedestrian walkways;
- Provide a range of plant groupings of different ages to ensure longevity of the plant community, sustaining landscape amenity of the open spaces.

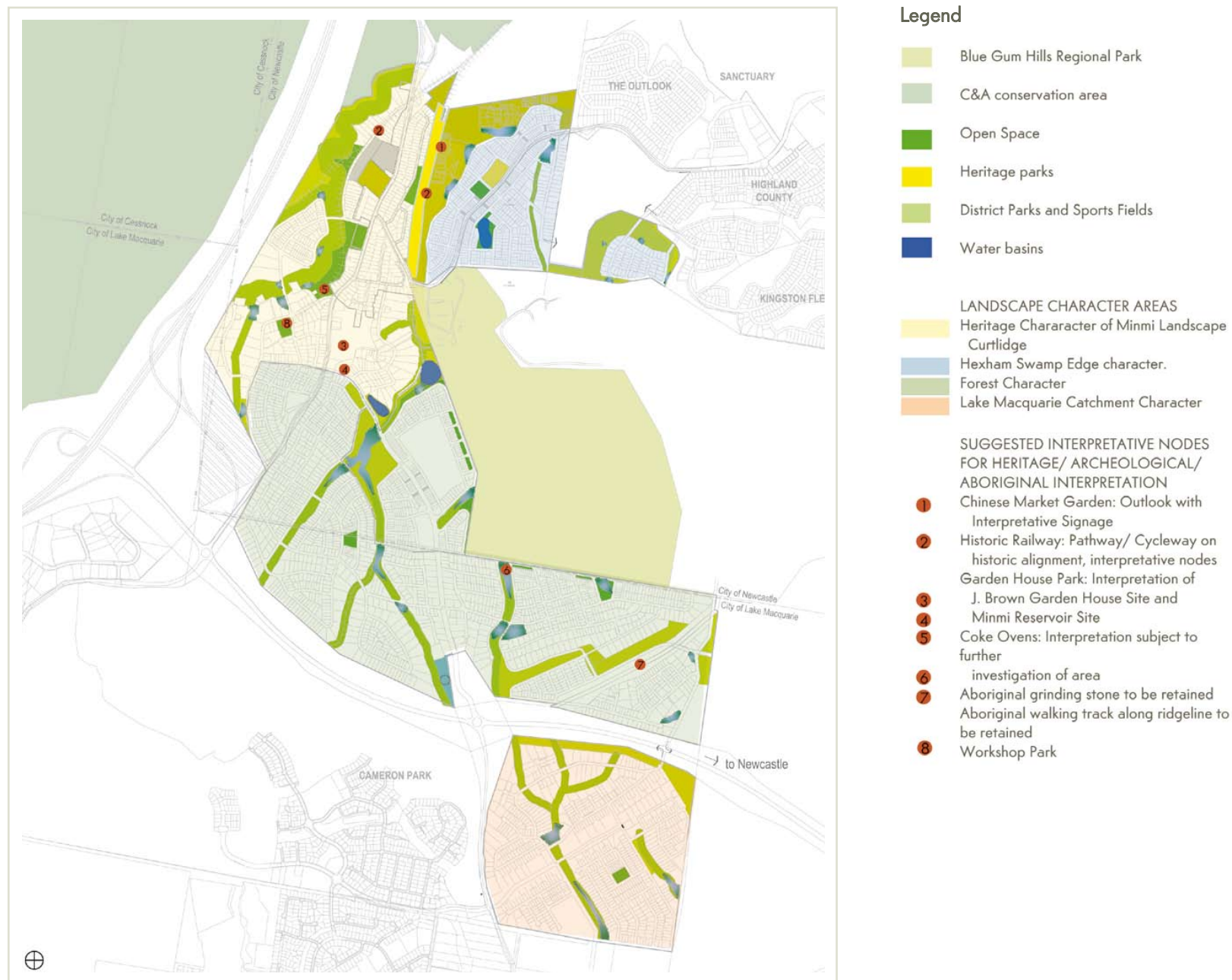


Figure B.1.2. Conceptual Park and Open Spaces

B.1.2.1 Garden House Park – Indicative Design

(Minmi Village Extension Precinct – Heritage Character)

Urban Design Character

Conservation Character

Landscape Character

The Heritage Character of Minmi Landscape Curtilage responds to wide, open lawn areas to retain views and minimal, but high quality landscape design that respects historic features. Open areas contrast with natural planting to the perimeter.

User Group

Old and new Minmi catchment area. Every day activities: dog walking, coffee shop, picnic, look-out, heritage. weekends: performances in amphi-theatre, outdoor activities like kite flying on extensive lawn area.

Amenities

Walking paths, shelters, outdoor dining, outlook/views

Sustainability

Native planting of endemic species, permeable materials on hardstanding areas (allow natural drainage)



Figure B.1.3. Indicative Design - Garden House Park

B.1.2.2 Neighbourhood Park 1 – Indicative Design

(Minmi East – High Street Mixed Use Precinct)

Urban Design Character

Park side & High Street.

Landscape Character

Urban aesthetic along High Street, abstract bushland aesthetic along the perimeter.

User Group

Neighbourhood community. Urban edge: people of all ages, coffee shop culture, Natural edge: families and children.

Amenities

BBQ, shelters/ shading, seating, childrens playground, multi-functional area, coffee shop.

Sustainability

Bioswale, permeable paving, recycled materials, rainwater collection.



Figure B.1.4. Indicative Design - Neighbourhood Park 1

B.1.2.3 Neighbourhood Park 2 – Indicative Design

(Minmi East – High Street Mixed Use Precinct)

Urban Design Character

Lake Side

Landscape Character

Material selection responds to Hexham Swamp Edge Character. Water related activities and planting.

User Group

Neighbourhood community, families with children.

Amenities

Water play, boardwalks, terraces and out-looks with shelter and BBQ facilities.

Sustainability

The design is sensitive to wildlife, creating habitat and retaining existing trees where possible. New tree plants are to be endemic and endangered species to the region and recycled materials are to be used in creating passive recreation opportunities.



Figure B.1.5. Indicative Design - Neighbourhood Park 2

B.1.3 Road Hierarchy

The proposed street network will be linked to the existing road network. The current road hierarchy consists of Newcastle Link Road (arterial), F3, local roads – Woodford Street and Minmi Road, and local minor roads within the Minmi township.

The proposed street network consists of six road types:

- Spine Road with median (Minmi Boulevard - including buses) – 26m wide road reserve;
- Collector Road A (including buses) – 22m wide road reserve;
- Local Road A – 17m wide road reserve;
- Local Road B – 15m wide road reserve;
- Local Road C – 13m wide road reserve;
- Access way – 8m wide road reserve.

The proposed street hierarchy will create a diversity and richness that responds to the differing conditions around the site, without being constrained by unnecessary complexity.

The road types refer to:

- The entry road, Minmi Boulevard, running through the heart of the proposed township and linking with the new village centre, existing village and surrounding suburbs;
- Collector Road that runs through the Link Road South Precinct – as a bus route to support the school precinct and local neighborhoods, Woodford Street and proposed High Street in Minmi East Precinct;
- Local streets that form the development grid;
- Laneways that service areas of higher density.



Figure B.1.6. Conceptual Road Hierarchy

B.1.3.1 Typical Road Sections

The road types and their character area is described below:

Spine road - 26m

- Proposed Minmi Boulevard is to act as a spine road for the development, given its central location, through the Village Centre precinct. It will accommodate a bus route;
- This is to be a wide street with shared path 2.5m wide on both sides and a median strip of 4m in all areas except the Village Centre;
- Paving within the Village Centre will differ from other areas. The lack of median strip in this area will encourage pedestrian access to both sides of the street;
- Street trees and heath planting will supplement the existing bushland character;
- This street will provide for moderate volumes of through traffic with parallel parking on both sides, street lighting and landscaping;
- Bioswale locations according to detailed design parameters.

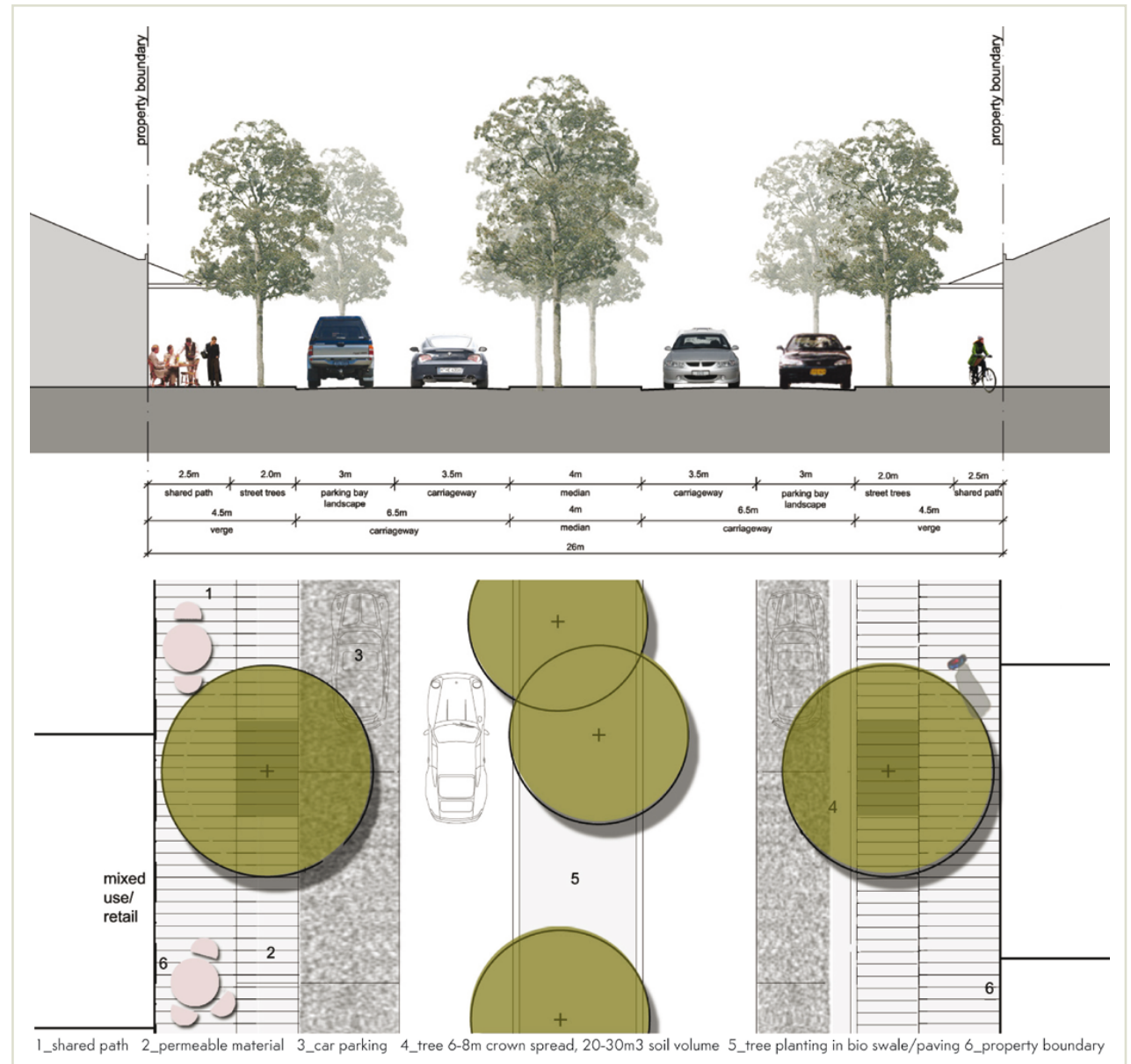


Figure B.1.7. Spine Road - 26m

Collector Road A - 22m

- Collector Road A (Woodford Street, Minmi Road and within Link Road South Precinct) will provide the major thoroughfare for traffic through the new development and will accommodate a bus route;
- This road is to be a broad street with a shared path 2.5m wide on both sides and a 13m wide carriageway. Street tree planting (1.5m) will also be accommodated on both sides of this street;
- Street trees and heath planting will complement the existing bushland character;
- This street will provide for moderate volumes of through traffic with parallel parking on both sides, street lighting and cycle paths;
- Bioswale locations according to detailed design parameters.

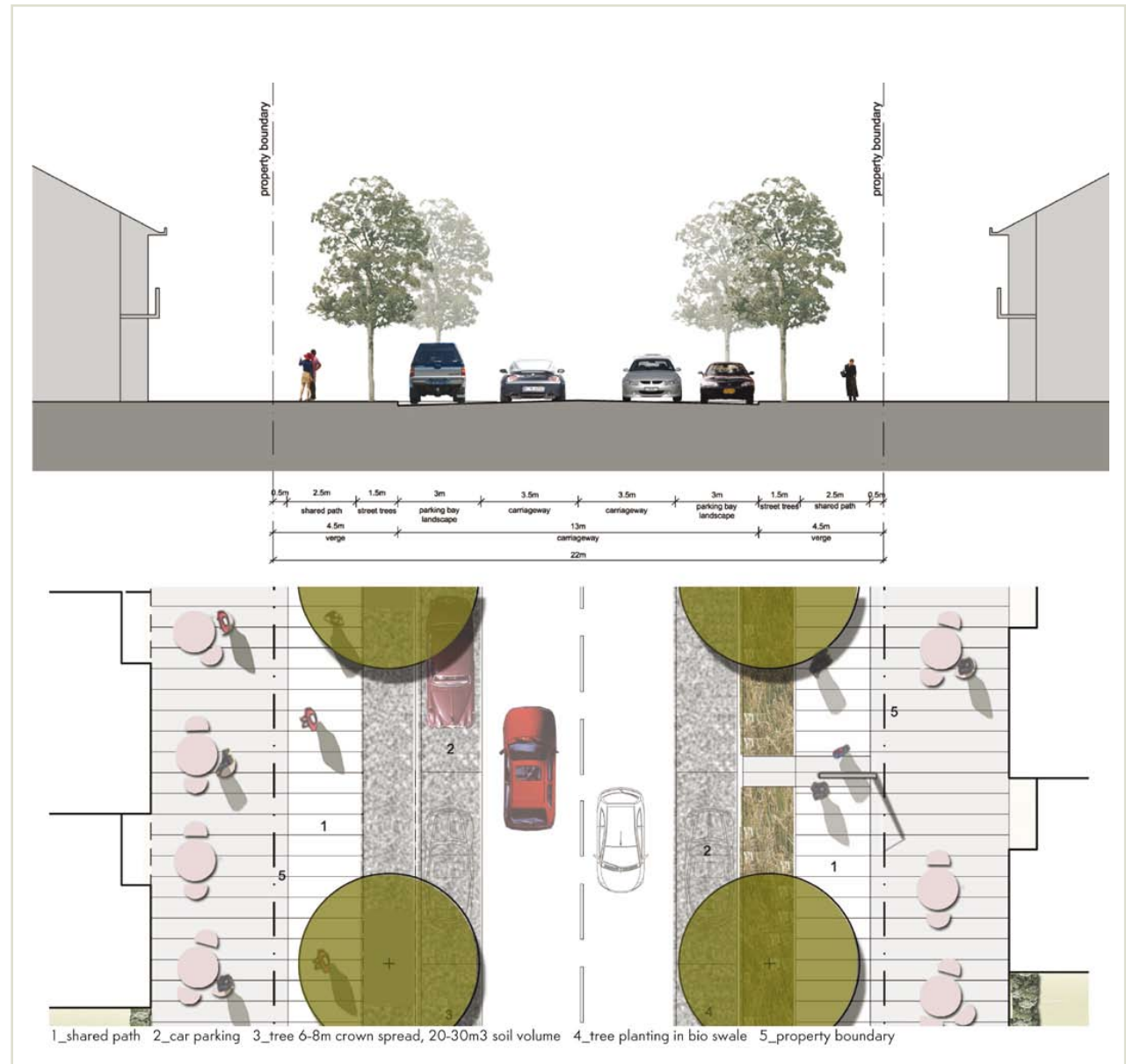


Figure B.1.8 Collector Road A - 22m

Local Road A - 17m

- Local Road A is to be located at the northern boundary of Link Road North Precinct common with the Blue Gum Hills Regional Park;
- It will include on street parallel parking on the housing side and one verge will be dedicated to a swale and buffer planting to filter and protect Blue Gum Hills Regional Park;
- Surface stormwater will be directed to swales on the bushland verges. Swales will be planted with native grasses and swale tree species that are smaller and denser, providing a layer of vegetation in front of the adjoining bushland;
- New heath planting will complement the existing native vegetation;
- Bioswale locations according to detailed design parameters.

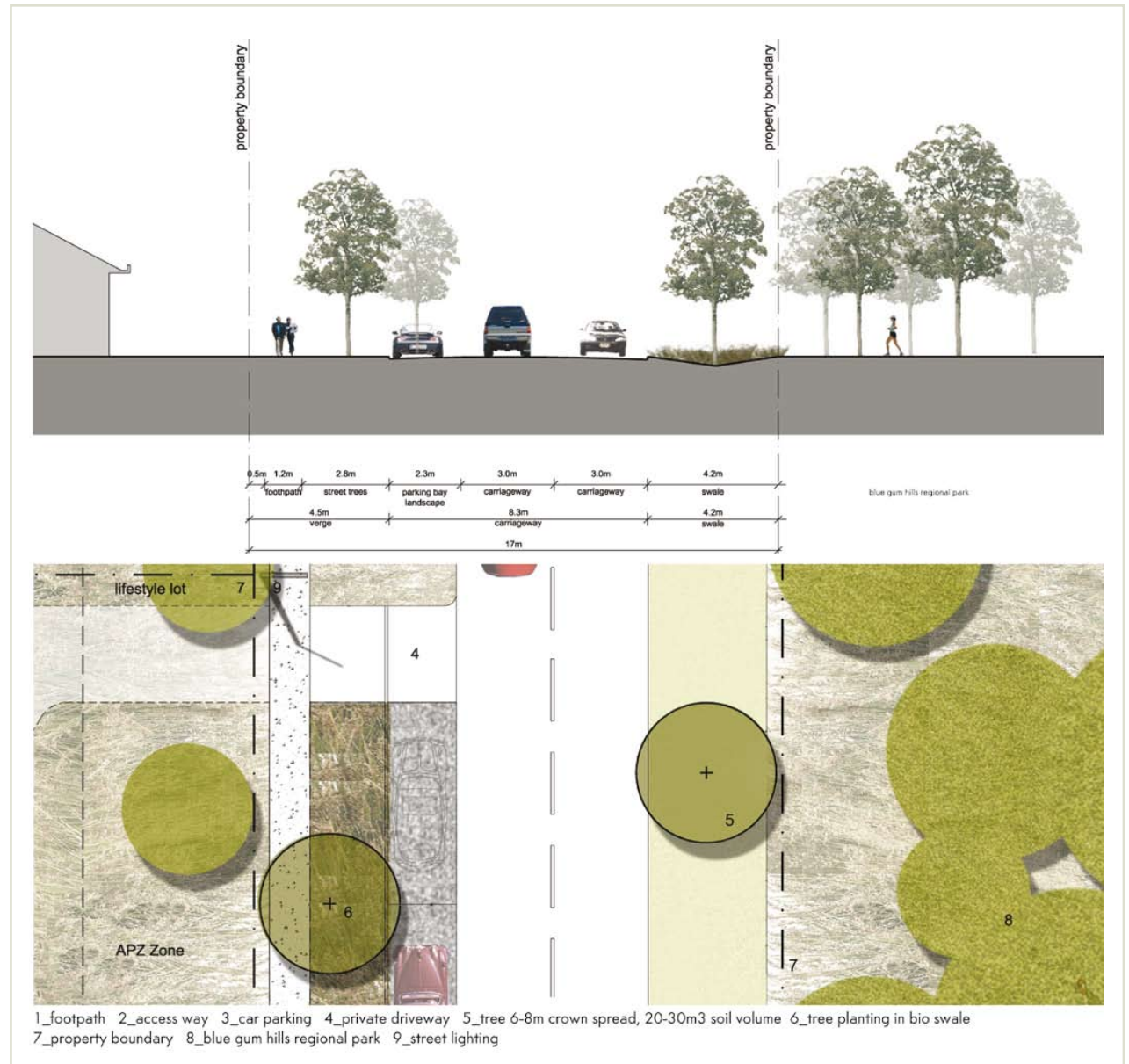


Figure B.1.9. Local Road A - 17m

Local Road B - 15m

- These local streets form the majority of the streets within the development and will consist of 8.3m carriageways and smaller verges;
- A Footpath (1.2m) is to be located on one side only, with street tree planting on both sides;
- Parallel on street parking is also to be provided on one side of the street;
- Heath planting will complement the existing native vegetation;
- Bioswale locations according to detailed design parameters.

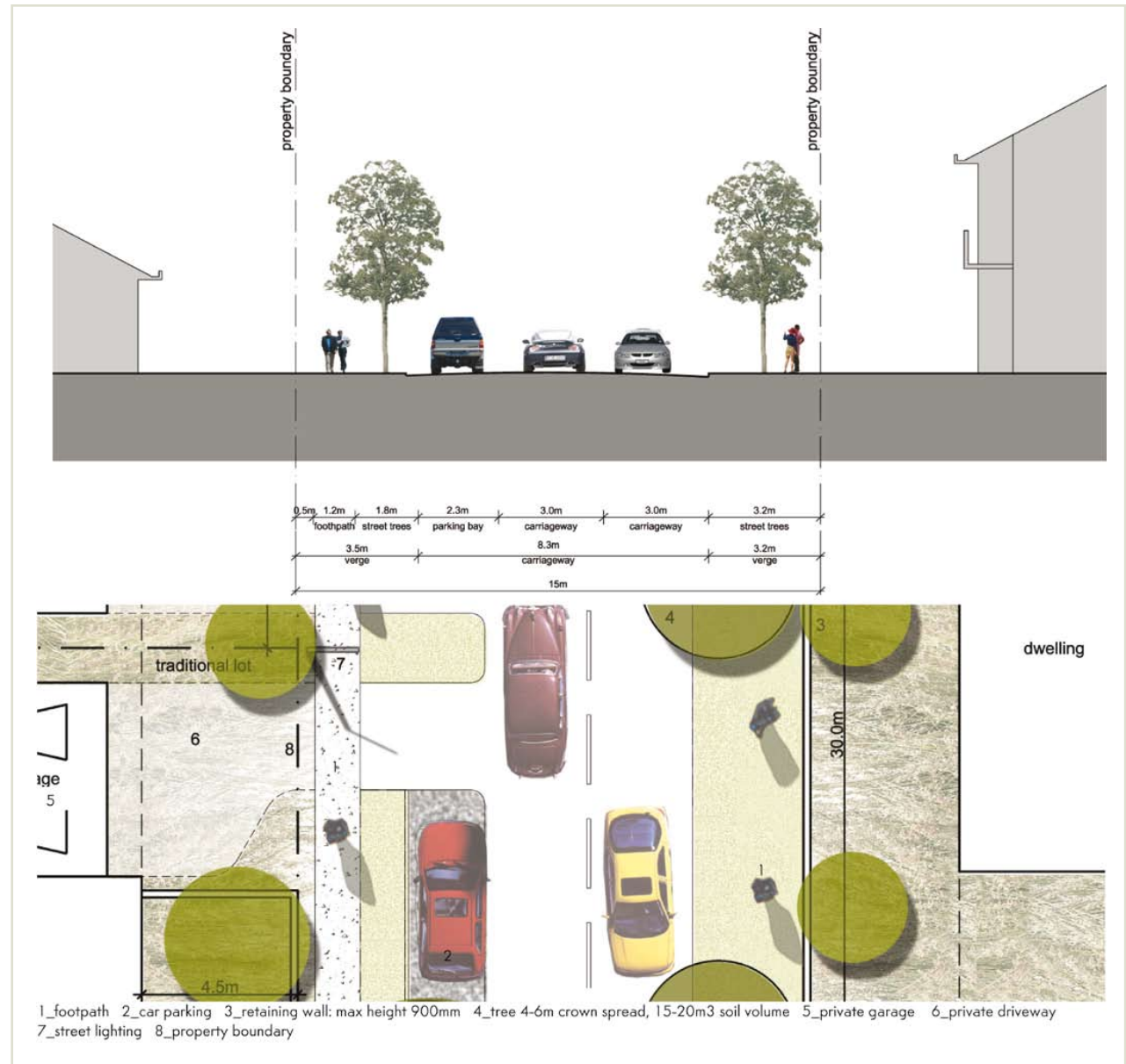


Figure B.1.10. Local Road B - 15m